

\$457,900 - 207 Wattle Road, Leduc

MLS® #E4446519

\$457,900

3 Bedroom, 2.50 Bathroom, 1,317 sqft
Single Family on 0.00 Acres

Woodbend, Leduc, AB

Discover the Mason-S quick-possession home in Woodbend: a thoughtfully designed 1,520 sqft residence with 3 bedrooms and 2.5 bathrooms. The open-concept main floor features a stylish kitchen that flows into the bright living areaâ€”perfect for everyday living and entertaining. Upstairs, enjoy a spacious primary bedroom alongside two additional bedrooms, a full bathroom. Built-green with energy-efficient systems and high-performance insulation, this San Rufo home combines modern comfort with sustainability. Quick possession is available. Move into a quality-crafted home in the welcoming Woodbend community. Photos are representative.



Built in 2025

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4446519 |
| Price | \$457,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,317 |
| Acres | 0.00 |
| Year Built | 2025 |

| | |
|----------|------------------------|
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 207 Wattle Road |
| Area | Leduc |
| Subdivision | Woodbend |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1L3 |

Amenities

| | |
|----------------|--------------------------|
| Amenities | See Remarks |
| Parking Spaces | 1 |
| Parking | Parking Pad Cement/Paved |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Partial, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl, Hardie Board Siding |
| Exterior Features | Park/Reserve, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl, Hardie Board Siding |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 8th, 2025 |
| Days on Market | 68 |
| Zoning | Zone 81 |

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